



CHURCHILL
estates

Radbourne Crescent, Walthamstow

Offers In Excess Of
£400,000

Tenure : Leasehold

Floor Area : 990.28 sq ft

Local Authority :

Council Tax Band : C

Bedrooms : 3

Receptions : 2

Bathrooms : 1



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



A spacious and well-located three bedroom second floor purpose-built flat, set within the popular Radbourne Crescent development just off Forest Road in Walthamstow. This spacious flat includes ample storage, a drying room, and generously sized living and dining rooms.

This bright and well-proportioned property offers generous accommodation throughout and would make an ideal purchase for first-time buyers, growing families or investors alike. Situated on the third floor, the flat enjoys a practical layout with good room sizes and excellent potential for comfortable day-to-day living.

Radbourne Crescent is well placed for local amenities and transport, with Wood Street station approximately 500 metres away, providing Weaver line services to London Liverpool Street and Chingford. Walthamstow Central is also within approximately 1.5 miles, offering further Weaver line rail services as well as convenient onward access to the Victoria line for fast links into central London. The property is also ideally positioned for access to Forest Road (A503), with a number of nearby bus routes including the 123, 158, 230, N73 and W11, making travel across Walthamstow and beyond straightforward.

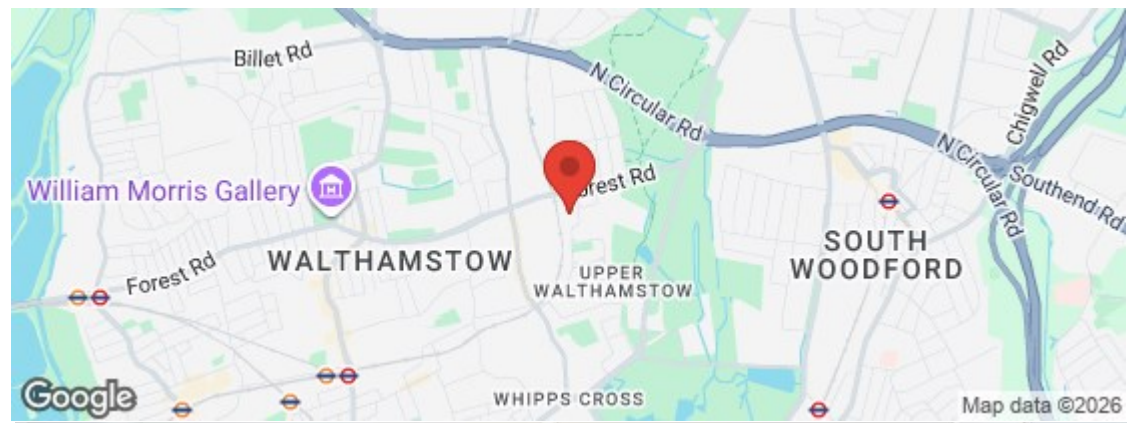
Combining space, convenience and a well-connected location, this is a property that will appeal to a wide range of purchasers looking to secure a home in this increasingly sought-after part of E17.





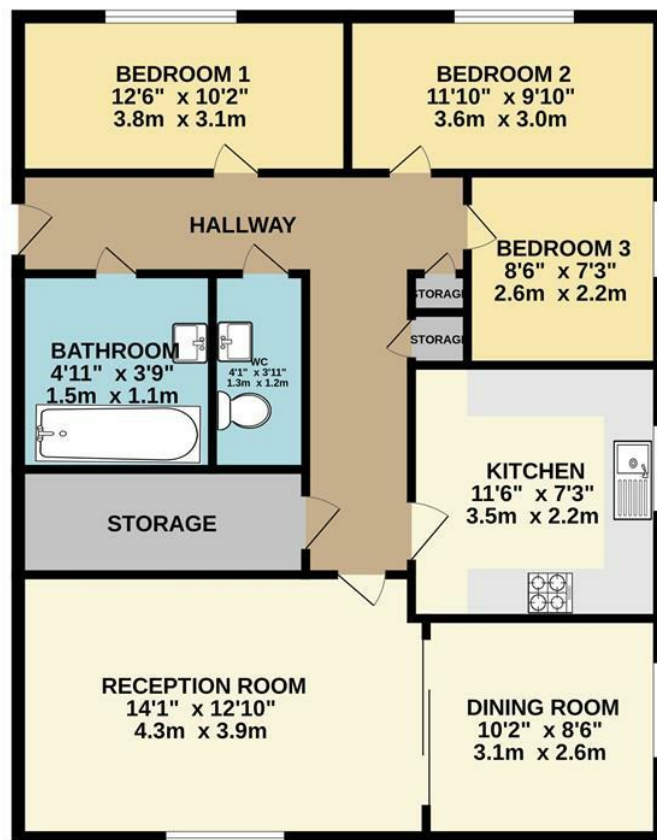


- Three Bedroom Third Floor Flat
- Ample Living and Dining Room
- Excellent Storage
- Long Lease
- Over 900 Square Feet
- Only 500 Metres from Wood Street Station
- Large Drying Room for Added Utility
- Well Maintained
- Large Living Area





SECOND FLOOR
1141 sq.ft. (106.0 sq.m.) approx.



TOTAL FLOOR AREA: 1141 sq.ft. (106.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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To view call **0208 503 6060**

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